



# CRITICAL AREAS VARIANCE NOTICE OF PUBLIC HEARING

CITY OF SNOHOMISH PLANNING AND DEVELOPMENT SERVICES

A **public hearing** on the Major Variance (VAR) application for the proposal described below is scheduled for:

**Time and Date:** 2:00 PM on November 5, 2015

**Location:** Snohomish Fire District 4  
Eldon Harvey Auditorium  
1525 Avenue D, Snohomish

**Proposal Name:** Brandvold Critical Areas Variance (City file no. 11-14-VAR)

**Description of Proposal:** Approval of a variance to reduce the standard buffer from a creek and a Category II wetland to a minimum of three feet; reduction of the standard front yard setback; approval of a Boundary Line Adjustment to establish a building envelope for construction of two single family homes on a 25,600 square foot site comprised of two parcels and a portion of vacated right of way. Proposed mitigation activities include restoration and enhancement of wetlands and buffer areas on site.

**Location of Proposal:** 302 Cedar Avenue, Snohomish, on Snohomish County tax parcel 00444000600100, in the NW quarter of Section 18, Township 28N, Range 6E, W.M.

**Proponent:** Jason Brandvold  
P.O. Box 286  
Snohomish, WA 98291  
(425) 330-8076

**Public Comment:** Any person desiring to submit written comments concerning this application, or desiring to receive notification of the final decision concerning this application as expeditiously as possible after the issuance of the decision, may submit the comments or request for the decision to the Planning and Development Services Department at 116 Union Avenue, Snohomish, Washington 98290. Please include the project name or number on the comments or request to be a party-of-record. Public comments submitted by **5 PM on November 4, 2015** will be forwarded to the Hearing Examiner. Written comments, in addition to oral comments, may also be submitted at the hearing.

**SEPA Threshold Determination:** September 17, 2015

**Date of Notice of Application:** March 26, 2015

**Date of Complete Application:** March 13, 2015

**Application Date:** February 17, 2015

**Documents:** Documents that describe and evaluate the proposal are available for public review at the address below from 9:00 AM to 5:00 PM Monday through Friday, except holidays.

**Staff Contact:** For additional information, please contact Brooke Eidem, Associate Planner, at (360) 282-3167 or [eidem@snohomishwa.gov](mailto:eidem@snohomishwa.gov).

The Hearing Examiner Chambers are ADA accessible. Specialized accommodations will be provided with 5 days advanced notice. Contact the City Clerk's Office at (360) 568-3115

**Date Issued: October 16, 2015**

# Brandvold Site Plan

